HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
British Columbia

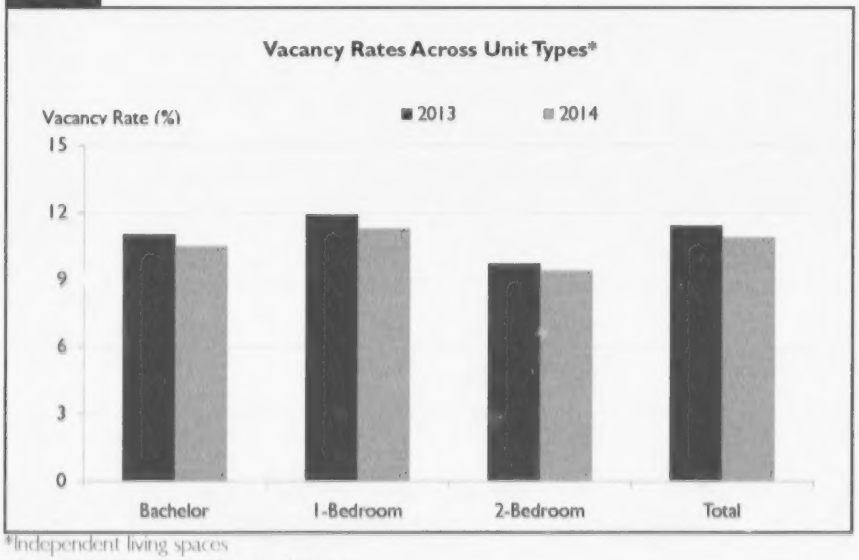
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2014

Highlights

- The demand for seniors' housing outpaced the additional supply of units within the survey universe, pushing average rents upwards and vacancy rates downwards.
- Increased demand for seniors' housing tipped vacancy rates for independent living suites lower to 10.9 per cent in 2014, compared to 11.4 per cent last year.
- The monthly average rent for independent living suites was $2,811 in 2014, up 2.3 per cent from year-earlier levels.

Figure 1



*Independent living spaces
Source: CMHC Seniors' Housing Survey

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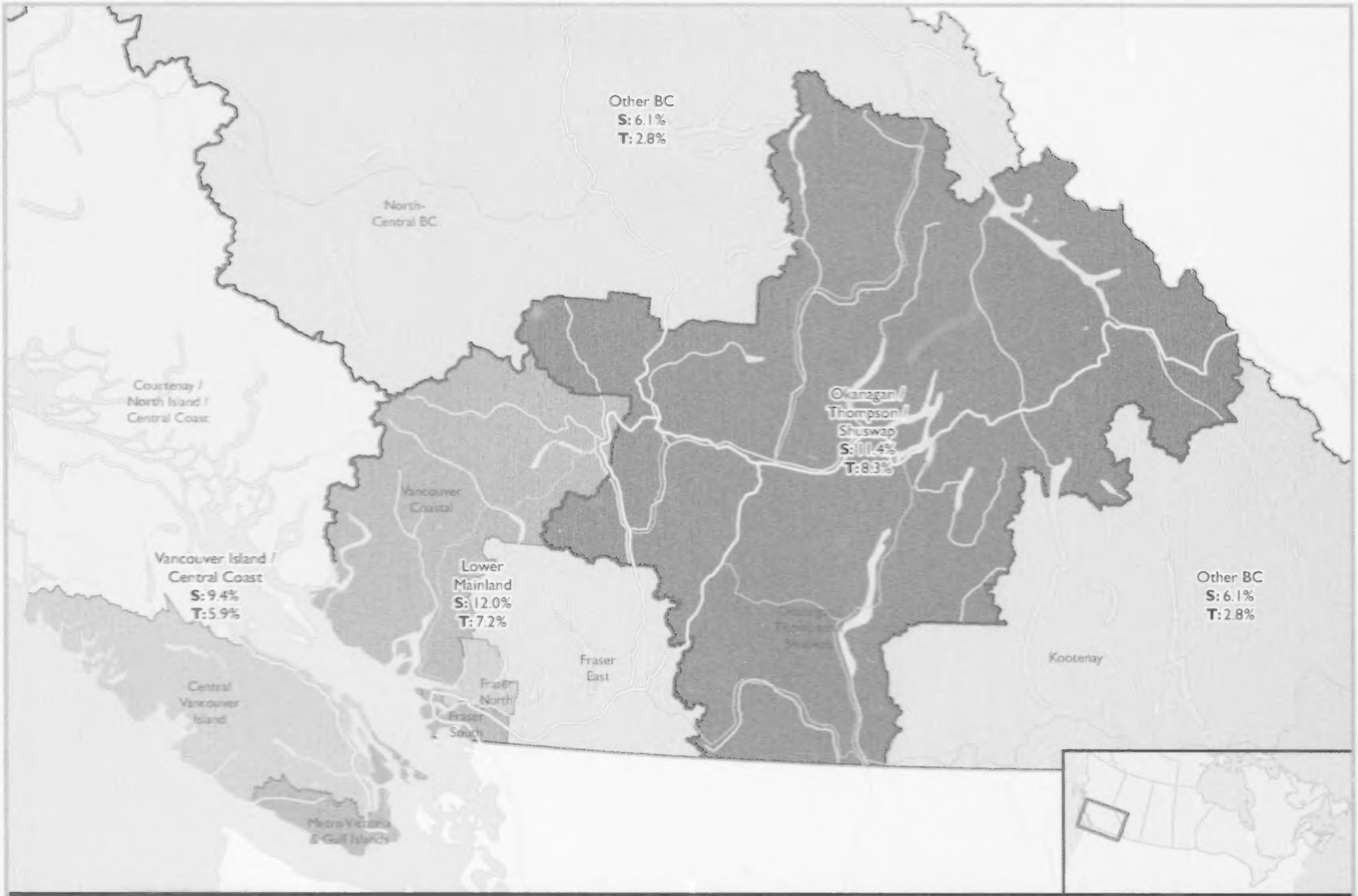


BRITISH COLUMBIA VACANCY RATE OF STANDARD AND TOTAL (UNIVERSE) SPACES

Province Total
S: 10.9%
T: 6.8%

S: Standard Spaces
T: Total Spaces (Universe)

Number of Structures
1 - 12 | 13 - 24 | 25 - 36 | 37 - 48 | 49 or more

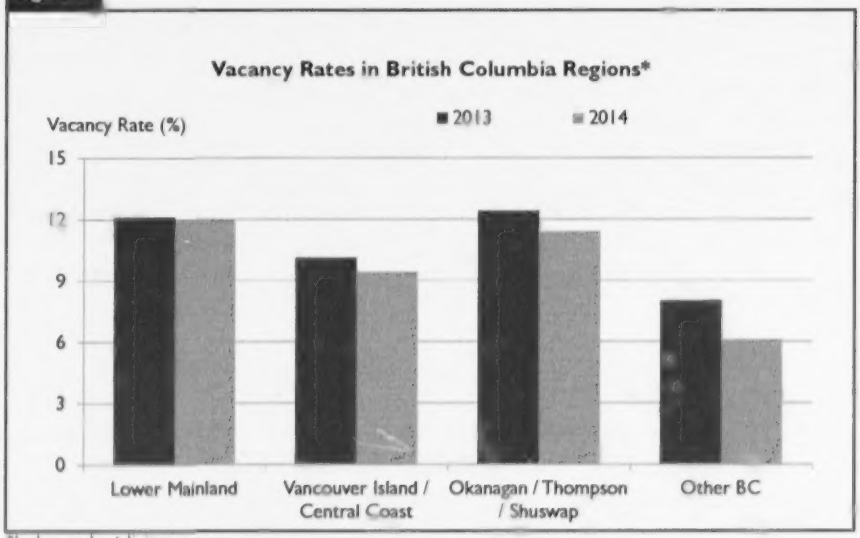
0 25 50 100 150 km

Vacancy Rates

Vacancy Rates Moved Lower for Independent Living Suites

According to the results from Canada Mortgage and Housing Corporation's (CMHC) 2014 Seniors' Housing Market Survey, seniors' rental market conditions tightened across most of British Columbia. The overall vacancy rate for independent living suites was 10.9 per cent, compared to 11.4 per cent last year. Independent living suites are found in complexes where the majority of the residents are aged 65 years or older, on-site meal services are provided, and the residents receive less than 1.5 hours of health care per day[1].

Figure 2



*Independent living spaces
Source: CMHC Seniors' Housing Survey

Vacancy Rates Vary within Regions

The Lower Mainland reported the highest overall vacancy rate at 12.0 per cent (Figure 1). More than half of all the independent living suites in this area were one bedroom units; these units also carried the highest vacancy rate by bedroom type at 13.0 per cent. Bachelor units were the second most common type of independent living suite in the Lower Mainland. They had the lowest vacancy rate at 9.1 per cent, which is below the provincial average for this bedroom type.

The total vacancy rate for independent living suites in the Okanagan[2] fell to 11.4 per cent in 2014, compared to 12.4 per cent a year earlier. Vacancy rates varied considerably within the region. The Thompson/Shuswap area reported the highest vacancy rate at 17.2 per cent, with the addition of new supply placing upward pressure on vacancy rates. Over the past year, four new seniors' housing residences totalling 340 spaces[3] were added to the stock of seniors housing. These new residences represent a 13.5 per cent increase in the supply of seniors' housing within the Thompson/Shuswap area. Vacancy rates were lowest in the North Okanagan at 3.1 per cent.

The Other BC region, which includes the Kootenay and North-Central BC areas, reported the lowest vacancy rate across all bedroom types for independent living suites in 2014 at 6.1 per cent. This region also had the lowest vacancy rate amongst the four regions at 8.0 per cent in 2013. There are relatively few independent living suites in the Kootenay and North-Central BC regions of the province. As such, these units face a higher level of demand especially from those seniors who want to live in an independent living suite that is in their home town and close to friends and family.

Lower Vacancy Rates across All Bedroom Types

Vacancy rates for independent living suites in British Columbia were modestly lower across all bedroom types (Figure 2). The independent living suite vacancy rate for two-bedroom units was the lowest at 9.4 per cent, compared to 9.7 per cent in 2013. These larger units are in greater demand as they provide a more flexible use of space. They are also the least common type of the independent living suites, representing 13.5 per cent of all independent living suites across British Columbia.

The vacancy rates for bachelor and one-bedroom independent living suites were also lower in 2014.

[1] CMHC's survey excludes independent living suites that do not provide on-site meal services.

[2] Okanagan represents the areas of Central Okanagan, North Okanagan, South Okanagan and Thompson/Shuswap.

[3] Total spaces include independent living suites, heavy care, respite beds, subsidized units, and all heavy care units.

Bachelor independent living suites reported a vacancy rate of 10.5 per cent, down from 11.3 per cent last year. The one-bedroom independent living suite vacancy rate was 11.3 percent, compared to 11.9 per cent in 2013.

Vacancy Rate Rises in Lowest Rent Range

On average across the province, independent living suites that rented for $1,900 or less reported an uptick in their vacancy rates last year. Vacancy rates within this rent range increased to 11.9 per cent in 2014 from 11.3 per cent in 2013. Units within this rent range are likely to be found in older complexes that have a simpler set of amenities. This provincial trend was mirrored in the Vancouver Island / Central Coast and Okanagan regions only, while the reverse was true in the other two regions of the province.

The higher vacancy rate within the Vancouver Island / Central Coast area was driven by changes within the sub-region area of Metro Victoria & Gulf Islands. This area reported an increase in the proportion independent living suits renting for less than $1,900 and higher vacancy rates within this rent range as well. The vacancy rate for this sub-region was 17.6 per cent for units renting for less than $1,900, compared to 8.5 per cent a year earlier.

Lower Vacancy Rates for Heavy Care[4] Units

Demand for heavy care spaces in British Columbia remained strong. The average vacancy rate for heavy care spaces in British Columbia tracked lower in 2014 to 1.5 per cent, down from 2.0 per cent a year earlier.

The greater demand for heavy care spaces is consistent with the growth observed in British Columbia's seniors' population. The need for assistance with day-to-day activities and medical assistance generally increases with age.

The Lower Mainland and the Other BC region, which includes Kootenay and North-Central BC, reported the lowest vacancy rates for heavy care spaces in 2014 at 0.8 per cent and 0.5 per cent, respectively. The vacancy rate in the Lower Mainland dipped from 2.3 per cent in 2013 to 0.8 per cent in 2014, reflecting an uptick in the demand for this type of seniors' housing. The Okanagan reported the highest vacancy rate for heavy care spaces at 3.5 per cent, up from 2.3 per cent in 2013. This represents approximately 40 vacant heavy care spaces. Vacancies are typically higher among private-pay heavy care spaces than non-market or subsidized spaces. Vacancy rates for the Vancouver Island / Central Coast region remained on par with 2013 levels.

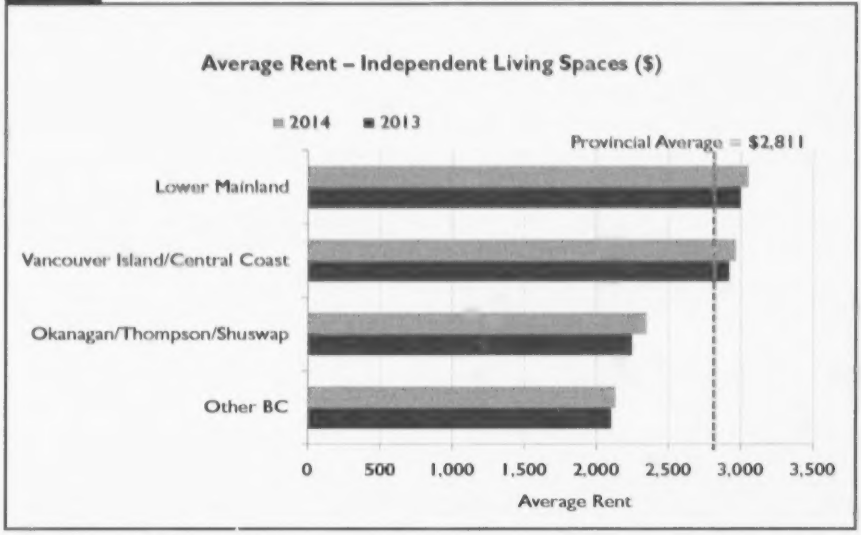
Average Rents

Average Rents Move Higher

The monthly average rent for independent living suites in British Columbia was $2,811 in 2014, up 2.3 per cent from year-earlier levels. A growing seniors' population led to an increased demand for seniors' housing. As this demand exceeded the supply of additional independent living suites, average rent levels rose above year-earlier levels.

By region, rents for seniors' housing were higher in areas where land and house prices were relatively higher. For example, the Vancouver Coastal region, a sub-region of Lower Mainland, has the highest average rent level of any sub-region in the entire province at $3,975 (Figure3). This region contains the cities of Vancouver, Richmond, North Vancouver and West Vancouver, which are the highest priced cities in the province in terms of land and existing home prices. In contrast, the average rent in Other

Figure 3



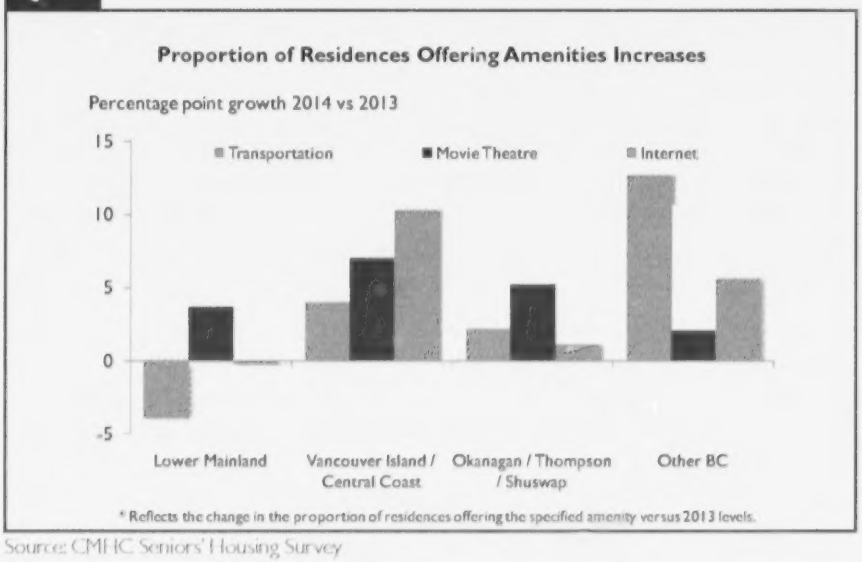
Source: CMHC Seniors' Housing Survey

[4] Heavy care spaces are those for which the resident is paying an extra amount to receive high-level care (more than 1.5 hours of care per day). Both for profit and non-profit complexes are included in this vacancy rate.

BC region, which includes Kootenay and North-Central BC, was $2,131. This area has lower land costs and existing home prices compared to other areas of the province. Although rent levels vary across the regions, 64.9 per cent of all independent living suites in the province rented for more than $2,400 per month, compared to 61.5 per cent in 2013.

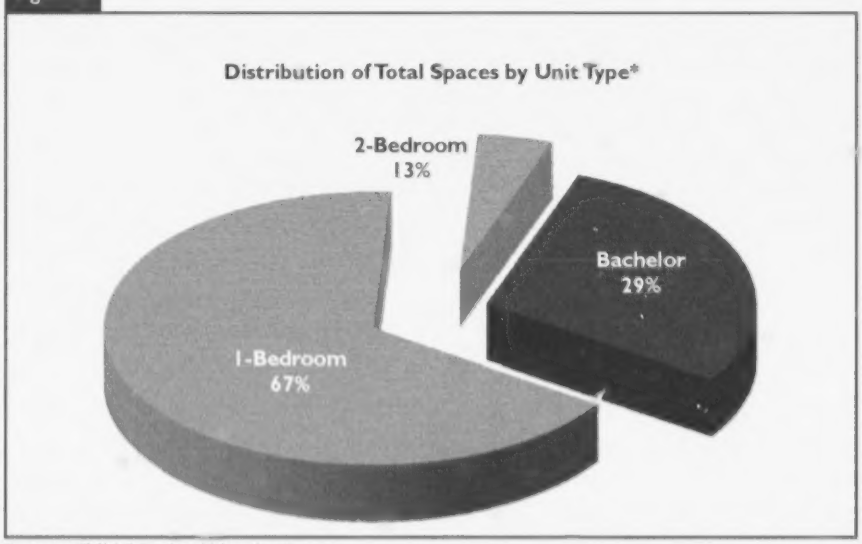
Not only do higher land costs contribute to a higher cost structure, but the services and amenities offered by seniors' housing residences also factor into the final rent amounts. Most residences offer a set of health-related services, such as on site medical services, including access to a registered nurse. A growing number of residences are now offering a greater variety of other amenities as well. Transportation-services, on-site movie theatres and internet access became more prevalent in a greater proportion of seniors' housing residences than they were a year ago (Figure 4).

Figure 4



Source: CMHC Seniors' Housing Survey

Figure 5



Source: CMHC Seniors' Housing Survey

Universe

Most Seniors' Spaces are Smaller Units

Smaller units, including bachelor and one bedroom units, were the most common type of seniors' housing in every region of the province, making up 92.3 per cent of all units available to B.C.'s seniors'. Almost two-thirds of all independent living suites were one bedroom units. Nearly all heavy care spaces were bachelor units, reflecting the residents' lower level of independence. As at February 2014, the province had 16,609 independent living suites and 7,194 heavy care spaces located in seniors' housing complexes (Figure 5).

The majority of seniors' housing units were located in the Lower Mainland region. This region had the largest estimated population of seniors and accounted for almost half of all surveyed seniors' housing units in the province.

Complex Size Dependant on Size of Region

Regions with a larger urban base typically have larger seniors' housing complexes, while seniors' residences in regions with smaller population-based centres tend to have smaller complexes. The Lower Mainland region consisted primarily of larger complexes; more than half of the region's seniors' housing complexes had more than 100 units each. The Vancouver Island/Central Coast and Okanagan regions had a variety of medium and smaller sized seniors' complexes. The median size of the complexes in these regions was 62 units and 66 units, respectively. In contrast, smaller complexes containing less than 50 units each were more prevalent in the Other BC region, consisting of Kootenay and North-Central BC.

Spotlight on...

Demand and Supply Dynamics in the 2014 Seniors' Housing Market

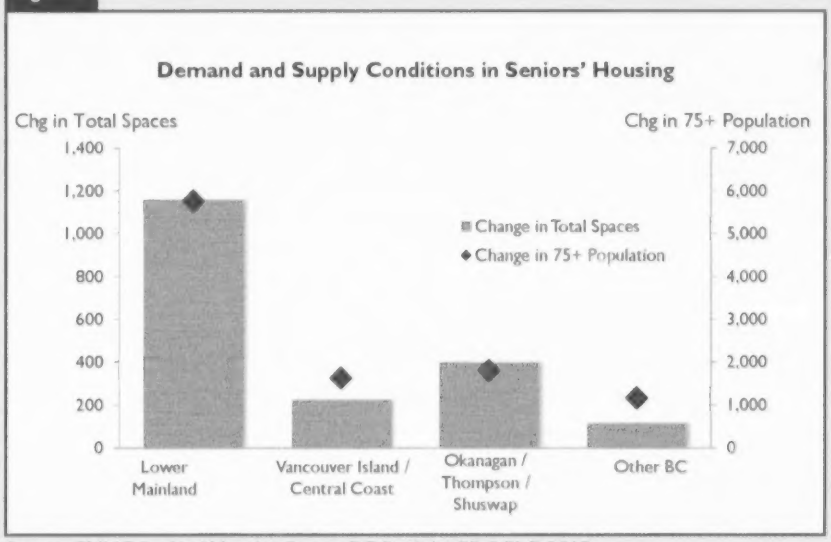
The lower overall vacancy rate and higher average rents for both independent living suites and heavy care units reflect the demand and supply dynamics within the seniors' housing market. The number of persons aged 75 years or older[5] grew over the past year, giving rise to a greater number of seniors in search of available seniors' housing units. This increased demand was met somewhat by the addition of several new seniors' residences within the survey universe (Figure 6).

While demand for seniors' housing was primarily driven by population growth in 2014, a stronger resale market may have also provided seniors with the opportunity to move from ownership into a seniors' residence. It is estimated that the number of persons aged 75 years or older grew 3.0 per cent over year-earlier levels, and that there are now 355,777[6] persons within this age cohort residing in the province. While the vast majority of seniors still choose to reside in private residences[7], a relatively consistent proportion of them move into alternative living arrangements. The capture rate, which measures the proportion of seniors living in seniors' residences, has remained at 8.2 per cent for the past three years. The stable capture rate and a growing population indicate that there were more seniors requesting to live within seniors' housing complexes than there were last year. The number of residents in seniors' residences grew by 5.5 per cent over year-earlier levels.

The supply of additional seniors' housing units[8] grew by 4.2 per cent in 2014, reflecting a level of increased supply that was below the increase in demand. Most of the added units were independent living suites and non-market spaces. Heavy care spaces grew modestly above year-earlier levels. Although the demand for seniors' housing grew in 2014, vacant units are still available. This is evident from the 10.9 per cent vacancy rate for independent living suites, and the 1.5 per cent vacancy rate for heavy care spaces.

Independent living suites and non-market spaces made up the majority of the added units. More than two-thirds of the additional independent living suites were in the Lower Mainland and more than one-fifth were in the Okanagan. These two regions also recorded the largest increases in the number of non-market spaces, with the Lower Mainland reporting 141 additional units and the Okanagan adding 53 units.

Figure 6



Source: CMHC Seniors' Housing Survey, BC Statistics P.E.O.P.L.E. 2013

[5] The main age group living in seniors' residences is persons aged 75 years and older.

[6] BC Statistics P.E.O.P.L.E 2013

[7] According to the 2011 Census, 94 per cent of seniors aged 65 years and older and 88 per cent of seniors aged 75 years or older reside in private residences.

[8] The supply of seniors housing was measured by the increase in the number of total spaces, which includes independent living suites, respite beds, subsidized units, and all heavy care units..

Primary Geography	Intermediate Geography	Regional Districts	CAs/CMAs
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regional District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
Vancouver Island/ Central Coast	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island & Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
Okanagan/Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Kitimat CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

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1.1 Vacancy Rates (%) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	2013	2014	2013	2014	2013	2014	2013	2014
Lower Mainland	**11.6**	**9.1**	**12.6**	**13.0**	**10.0**	**11.5**	**12.1**	**12.0**
Fraser East	8.6	7.5	11.1	11.0	11.3	12.3	10.7	10.6
Abbotsford/Mission	**	**	7.6	6.8	11.0	14.4	7.8	8.2
Chilliwack/Hope/Agassiz	10.2	7.1	17.9	18.3	11.6	10.0	14.4	13.5
Fraser North	14.0	9.0	13.2	10.8	7.0	5.3	12.9	9.9
Burnaby	13.9	10.7	8.9	8.0	**	**	9.9	8.9
Coq/PtCoq/PtMoody	13.8	4.2	16.6	16.2	13.7	7.3	16.0	12.7
Maple Ridge/Pitt Meadows	**	**	19.0	10.3	**	2.2	19.5	10.7
New Westminster	**	**	**	**	**	**	**	**
Fraser South	20.1	15.0	13.0	14.6	9.2	11.5	13.9	14.3
Langley	13.2	2.9	16.8	17.3	13.0	16.1	15.8	15.4
Surrey/Delta	21.6	20.8	10.2	10.5	5.9	5.8	13.7	13.8
White Rock/S. Surrey	22.8	10.5	11.3	14.3	8.7	11.6	12.3	13.6
Vancouver Coastal	4.5	4.1	12.5	14.5	11.6	14.5	10.1	12.1
Vancouver	4.4	4.2	15.7	15.7	17.0	20.8	12.1	12.3
Richmond	**	**	**	**	**	**	**	1.6
North/West Vancouver	5.8	**	3.6	15.2	2.9	12.9	4.0	13.5
Coastal Vancouver	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	**8.9**	**12.0**	**10.4**	**9.3**	**10.6**	**6.0**	**10.1**	**9.4**
Metro Victoria & Gulf Islands	11.3	17.7	10.9	9.4	11.9	5.5	11.1	10.4
Saanich, Penninsula & Gulf Islands	9.3	15.8	16.4	13.1	14.2	6.9	14.8	12.5
Victoria / Esq. /Oak Bay / V. Royal	13.8	19.3	8.6	7.9	10.5	4.4	9.8	9.9
West Shore	**	**	**	**	**	**	**	**
Central Vancouver Island	2.0	4.7	10.2	8.8	11.3	7.3	8.7	7.8
Duncan/Cowichan	2.7	4.2	3.3	5.0	**	**	2.7	4.2
Parksville/Qualicum	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**
Nanaimo	0.7	6.6	12.3	10.2	16.0	9.3	11.0	9.6
Courtenay/ North Island/ Central Coast	20.8	0.0	**	**	**	**	8.8	8.0
Okanagan/ Thompson/ Shuswap	**11.7**	**12.6**	**12.9**	**11.1**	**11.0**	**10.5**	**12.4**	**11.4**
Central Okanagan	15.9	14.8	8.8	6.6	11.4	9.9	10.4	8.5
North Okanagan	5.7	4.2	2.6	2.8	3.7	0.9	4.2	3.1
South Okanagan	25.0	27.3	20.1	15.2	15.5	7.3	20.2	16.0
Thompson/ Shuswap	8.5	12.9	18.6	18.8	13.6	17.8	14.9	17.2
Other BC	9.7	6.3	9.4	7.1	0.0	1.4	8.0	6.1
British Columbia	**11.0**	**10.5**	**11.9**	**11.3**	**9.7**	**9.4**	**11.4**	**10.9**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.2 Vacancy Rates (%) of Independent Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900		$1,900 - $2,399		$2,400 - $2,899		$2,900 and more		Total where rents are known	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Lower Mainland	10.7	8.7	11.8	11.5	15.6	13.4	10.7	12.4	12.1	12.0
Fraser East	3.1	2.2	12.9	14.9	15.6	14.4	3.9	6.9	10.7	10.6
Abbotsford/Mission	**	**	4.9	7.1	14.0	13.3	**	**	7.8	8.2
Chilliwack/Hope/Agassiz	5.9	3.0	19.8	19.5	**	**	**	**	14.4	13.5
Fraser North	13.4	9.5	19.2	15.0	7.0	11.1	10.7	6.7	12.9	9.9
Burnaby	**	**	12.7	**	**	9.6	**	**	9.9	8.9
Coq/PtCoq/PtMoody	**	**	19.0	20.8	**	19.3	16.5	11.2	16.0	12.7
Maple Ridge/Pitt Meadows	19.0	24.3	**	**	**	7.2	**	1.5	19.5	10.7
New Westminster	**	**	**	**	**	**	**	**	**	**
Fraser South	29.7	22.3	11.9	14.2	16.7	13.2	9.7	13.6	13.9	14.3
Langley	**	**	11.8	6.3	17.5	14.7	13.6	19.7	15.8	15.4
Surrey/Delta	**	**	**	11.3	16.7	11.8	4.5	8.4	13.7	13.8
White Rock/S. Surrey	**	**	**	28.3	15.2	10.8	10.8	13.0	12.3	13.6
Vancouver Coastal	0.0	0.8	0.3	2.3	32.9	27.1	12.1	14.1	10.1	12.1
Vancouver	**	**	0.0	3.5	**	**	17.7	17.0	12.1	12.3
Richmond	**	**	**	**	**	**	**	**	**	1.6
North/West Vancouver	**	**	**	**	**	**	4.0	13.5	4.0	13.5
Vancouver Coastal	**	**	**	**	**	**	**	**	**	**
Vancouver Island/ Central Coast	4.9	9.7	4.8	5.8	9.6	9.9	12.2	9.7	9.7	9.3
Metro Victoria & Gulf Islands	8.5	17.6	3.8	5.7	8.2	10.7	13.1	10.5	10.3	10.2
Saanich, Penninsula & Gulf Islands	**	**	0.9	4.2	7.8	13.3	17.9	14.3	14.9	12.5
Victoria / Esq. /Oak Bay / V. Royal	**	20.7	12.8	14.0	9.0	10.3	6.9	6.1	8.0	9.5
West Shore	**	**	**	**	**	**	**	**	**	**
Central Vancouver Island	2.9	4.3	7.0	6.1	9.7	10.3	11.4	6.3	8.7	7.8
Duncan/Cowichan	**	**	**	**	**	**	**	8.3	2.7	4.2
Parksville/Qualicum	**	**	**	**	**	**	**	**	**	**
Port Alberni	**	**	**	**	**	**	**	**	**	**
Nanaimo	4.5	**	6.2	7.6	12.4	12.2	15.0	7.2	11.0	9.6
Courtenay/ North Island/ Central Coast	**	**	**	**	**	**	2.4	10.8	8.8	8.0
Okanagan/ Thompson/ Shuswap	14.4	16.5	12.8	11.5	10.2	8.2	11.9	8.4	12.4	11.4
Central Okanagan	16.1	16.9	5.6	4.3	9.7	5.6	15.6	7.0	10.6	8.5
North Okanagan	5.0	2.9	5.3	7.0	3.1	1.6	0.0	1.1	3.9	3.1
South Okanagan	17.9	24.3	31.1	16.6	14.4	8.3	8.6	6.3	20.1	16.9
Thompson/ Shuswap	18.8	21.1	15.3	17.4	13.2	16.9	10.2	13.1	14.9	16.8
Other BC	9.3	7.1	0.8	2.4	18.7	13.2	17.0	**	8.0	6.3
British Columbia	**11.3**	**11.9**	**9.8**	**9.3**	**12.7**	**11.1**	**11.4**	**11.1**	**11.3**	**10.9**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1] British Columbia

Centre	Vacancy Rate		Average Rent	
	2013	2014	2013	2014
Lower Mainland	2.3	0.8	5,930	6,075
Fraser East	5.1	0.5	4,963	5,199
Fraser North	0.8	0.2	**	**
Fraser South	1.5	1.2	5,708	5,853
Vancouver Coastal	1.6	1.0	**	**
Vancouver Island/ Central Coast	1.9	1.8	5,945	6,153
Metro Victoria & Gulf Islands	1.2	1.8	6,191	6,509
Central Vancouver Island	2.1	1.6	5,408	5,399
Courtenay/ North Island/ Central Coast	**	**	**	**
Okanagan/ Thompson/ Shuswap	2.3	3.5	4,888	5,464
Other BC	0.0	0.5	**	**
British Columbia	**2.0**	**1.5**	**5,720**	**5,999**

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2013	2014				
Lower Mainland	13,865	7.4	7.2	132	13,635	190,389	7.2
Fraser East	2,411	7.6	5.8	23	2,427	22,249	10.9
Abbotsford/Mission	1,474	6.5	4.1	8	1,509	12,789	11.8
Chilliwack/Hope/Agassiz	937	9.2	8.6	15	918	9,460	9.7
Fraser North	3,024	8.8	7.1	28	2,968	39,375	7.5
Fraser South	4,412	7.9	8.2	39	4,295	48,135	8.9
Langley	1,159	12.6	12.1	11	1,120	9,556	11.7
Surrey/Delta	1,583	6.5	6.7	14	1,555	27,649	5.6
White Rock/S. Surrey	1,670	6.3	7.0	14	1,620	10,930	14.8
Vancouver Coastal	4,018	5.7	6.8	42	3,945	80,630	4.9
Vancouver Island/ Central Coast	7,143	6.4	5.9	83	7,182	77,552	9.3
Metro Victoria & Gulf Islands	3,798	7.5	7.0	44	3,773	36,278	10.4
Central Vancouver Island	2,745	4.9	4.2	31	2,811	28,252	9.9
Courtenay/ North Island/ Central Coast	600	6.0	6.0	8	598	13,022	4.6
Okanagan/ Thompson/ Shuswap	6,253	8.8	8.3	87	6,188	57,168	10.8
Central Okanagan	2,276	7.3	5.9	26	2,329	18,582	12.5
North Okanagan	969	3.0	2.4	14	1,010	8,752	11.5
South Okanagan	1,482	11.6	9.5	19	1,429	12,142	11.8
Thompson/ Shuswap	1,526	12.3	14.5	28	1,420	17,692	8.0
Other BC	2,242	4.0	2.8	43	2,232	30,668	7.3
British Columbia	**29,503**	**7.2**	**6.8**	**345**	**29,237**	**355,777**	**8.2**

[1] Source: Current Population Estimates, P.E.O.P.L.E. 2013, BC Statistics.

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type British Columbia				
Centre	**Bachelor**	**One Bedroom**	**Two Bedroom**	**Total**
Lower Mainland	5,891	7,011	963	13,865
Fraser East	1,069	1,114	228	2,411
Fraser North	1,237	1,636	151	3,024
Fraser South	1,936	2,154	322	4,412
Vancouver Coastal	1,649	2,107	262	4,018
Vancouver Island/ Central Coast	**3,053**	**3,556**	**534**	**7,143**
Metro Victoria & Gulf Islands	1,385	2,091	322	3,798
Central Vancouver Island	1,415	1,175	155	2,745
Courtenay/ North Island/ Central Coast	253	290	57	600
Okanagan/ Thompson/ Shuswap	**2,483**	**3,134**	**636**	**6,253**
Central Okanagan	800	1,274	202	2,276
North Okanagan	488	375	106	969
South Okanagan	663	701	118	1,482
Thompson/ Shuswap	532	784	210	1,526
Other BC	1,147	943	152	2,242
British Columbia	**12,574**	**14,644**	**2,285**	**29,503**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	5,891	7,011	963	13,865
Independent Living Spaces[1]	1,678	5,150	963	7,791
Non-Market Spaces(Independent Living)	847	1,848	-	2,695
Heavy Care Spaces	3,366	13	-	3,379
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Fraser East	1,069	1,114	228	2,411
Independent Living Spaces[1]	227	838	228	1,293
Non-Market Spaces(Independent Living)	37	276	-	313
Heavy Care Spaces	805	-	-	805
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Fraser North	1,237	1,636	151	3,024
Independent Living Spaces[1]	489	1,335	151	1,975
Non-Market Spaces(Independent Living)	214	301	-	515
Heavy Care Spaces	534	-	-	534
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Fraser South	1,936	2,154	322	4,412
Independent Living Spaces[1]	473	1,626	322	2,421
Non-Market Spaces(Independent Living)	260	518	-	778
Heavy Care Spaces	1,203	10	-	1,213
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Vancouver Coastal	1,649	2,107	262	4,018
Independent Living Spaces[1]	489	1,351	262	2,102
Non-Market Spaces(Independent Living)	336	753	-	1,089
Heavy Care Spaces	824	3	-	827
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Vancouver Island/ Central Coast	3,053	3,556	534	7,143
Independent Living Spaces[1]	720	2,622	512	3,854
Non-Market Spaces(Independent Living)	439	885	12	1,336
Heavy Care Spaces	1,891	4	-	1,895
All Other Spaces	-	-	-	-
Unknown Spaces	3	45	10	58
Metro Victoria & Gulf Islands	1,385	2,091	322	3,798
Independent Living Spaces[1]	419	1,572	306	2,297
Non-Market Spaces(Independent Living)	204	470	6	680
Heavy Care Spaces	759	4	-	763
All Other Spaces	-	-	-	-
Unknown Spaces	3	45	10	58
Central Vancouver Island	1,415	1,175	155	2,745
Independent Living Spaces[1]	255	865	151	1,271
Non-Market Spaces(Independent Living)	164	310	4	478
Heavy Care Spaces	996	-	-	996
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-

continued

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Courtenay/ North Island/ Central Coast	253	290	57	600
Independent Living Spaces[1]	46	185	55	286
Non-Market Spaces(Independent Living)	71	105	2	178
Heavy Care Spaces	136	-	-	136
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Okanagan/ Thompson/ Shuswap	2,483	3,134	636	6,253
Independent Living Spaces[1]	929	2,476	626	4,031
Non-Market Spaces(Independent Living)	283	658	10	951
Heavy Care Spaces	1,262	-	-	1,262
All Other Spaces	-	-	-	-
Unknown Spaces	9	-	-	9
Central Okanagan	800	1,274	202	2,276
Independent Living Spaces[1]	271	1,059	202	1,532
Non-Market Spaces(Independent Living)	3	215	-	218
Heavy Care Spaces	517	-	-	517
All Other Spaces	-	-	-	-
Unknown Spaces	9	-	-	9
North Okanagan	488	375	106	969
Independent Living Spaces[1]	288	253	106	647
Non-Market Spaces(Independent Living)	4	122	-	126
Heavy Care Spaces	196	-	-	196
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
South Okanagan	663	701	118	1,482
Independent Living Spaces[1]	121	584	110	815
Non-Market Spaces(Independent Living)	157	117	8	282
Heavy Care Spaces	385	-	-	385
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Thompson/ Shuswap	532	784	210	1,526
Independent Living Spaces[1]	249	580	208	1,037
Non-Market Spaces(Independent Living)	119	204	2	325
Heavy Care Spaces	164	-	-	164
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
Other BC	1,147	943	152	2,242
Independent Living Spaces[1]	174	616	143	933
Non-Market Spaces(Independent Living)	315	327	9	651
Heavy Care Spaces	658	-	-	658
All Other Spaces	-	-	-	-
Unknown Spaces	-	-	-	-
British Columbia	**12,574**	**14,644**	**2,285**	**29,503**
Independent Living Spaces[1]	3,501	10,864	2,244	16,609
Non-Market Spaces(Independent Living)	1,884	3,718	31	5,633
Heavy Care Spaces	7,177	17	-	7,194
All Other Spaces	-	-	-	-
Unknown Spaces	12	45	10	67

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.3 Universe of Independant Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900	$1,900 - $2,399	$2,400 - $2,899	$2,900 and more
	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]
Lower Mainland	13.9	14.7	23.8	47.6
Fraser East	24.7	26.9	36.0	12.3
Fraser North	21.4	14.9	32.0	31.7
Fraser South	8.7	8.1	27.9	55.3
Vancouver Coastal	6.3	14.4	4.0	75.3
Vancouver Island/ Central Coast	**9.7**	**13.5**	**28.1**	**48.7**
Metro Victoria & Gulf Islands	6.8	17.7	17.1	58.4
Central Vancouver Island	16.4	9.0	45.7	28.9
Courtenay/ North Island/ Central Coast	3.5	**	38.5	58.0
Okanagan/ Thompson/ Shuswap	**28.1**	**23.5**	**31.5**	**16.9**
Central Okanagan	25.9	19.8	37.5	16.7
North Okanagan	37.9	19.8	28.4	13.9
South Okanagan	42.5	23.7	23.5	10.3
Thompson/ Shuswap	14.7	31.2	30.3	23.7
Other BC	23.1	45.6	26.7	4.7
British Columbia	**16.9**	**18.2**	**26.8**	**38.1**

Figures exclude semi-private and ward units.

[1] Nationally these are referred to as Standard Spaces.

[2] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
British Columbia

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Lower Mainland	0.0	9.8	37.1	53.0	40.2	25.0	95.5	6.1
10 - 49	0.0	13.3	16.7	70.0	20.0	10.0	90.0	0.0
50 - 89	0.0	3.1	62.5	34.4	31.3	15.6	90.6	6.3
90 or more	0.0	11.4	34.3	54.3	52.9	35.7	100.0	8.6
Fraser East	0.0	13.0	26.1	60.9	52.2	30.4	87.0	8.7
10 - 49	0.0	12.5	12.5	75.0	25.0	12.5	75.0	0.0
50 - 89	0.0	0.0	40.0	60.0	40.0	40.0	80.0	0.0
90 or more	0.0	20.0	30.0	50.0	80.0	40.0	100.0	20.0
Fraser North	0.0	3.6	46.4	50.0	28.6	14.3	96.4	7.1
10 - 49	0.0	0.0	40.0	60.0	20.0	0.0	100.0	0.0
50 - 89	0.0	0.0	75.0	25.0	25.0	0.0	87.5	0.0
90 or more	0.0	6.7	33.3	60.0	33.3	26.7	100.0	13.3
Fraser South	0.0	5.1	35.9	59.0	51.3	28.2	100.0	5.1
10 - 49	0.0	11.1	0.0	88.9	22.2	11.1	100.0	0.0
50 - 89	0.0	16.7	50.0	33.3	50.0	33.3	100.0	0.0
90 or more	0.0	0.0	45.8	54.2	62.5	33.3	100.0	8.3
Vancouver Coastal	0.0	16.7	38.1	45.2	31.0	26.2	95.2	4.8
10 - 49	0.0	25.0	25.0	50.0	12.5	12.5	87.5	0.0
50 - 89	0.0	0.0	69.2	30.8	23.1	7.7	92.3	15.4
90 or more	0.0	23.8	23.8	52.4	42.9	42.9	100.0	0.0
Vancouver Island/ Central Coast	0.0	12.2	39.0	48.8	28.0	24.5	96.4	1.2
10 - 49	0.0	18.7	37.7	43.6	18.9	15.8	93.8	0.0
50 - 89	0.0	5.5	38.7	55.8	27.7	16.8	94.5	0.0
90 or more	0.0	9.4	40.5	50.1	37.3	37.4	100.0	3.1
Metro Victoria & Gulf Islands	0.0	9.3	46.4	44.3	25.6	25.7	95.5	0.0
10 - 49	0.0	13.4	59.9	26.7	20.2	20.2	87.0	0.0
50 - 89	0.0	0.0	45.1	54.9	27.2	**	100.0	0.0
90 or more	0.0	11.7	**	53.0	29.2	**	100.0	0.0
Central Vancouver Island	0.0	16.1	29.0	54.8	35.5	22.6	96.8	3.2
10 - 49	0.0	23.1	15.4	61.5	23.1	7.7	100.0	0.0
50 - 89	0.0	16.7	16.7	66.7	33.3	16.7	83.3	0.0
90 or more	0.0	8.3	50.0	41.7	50.0	41.7	100.0	8.3
Courtenay/ North Island/ Central Coast	0.0	12.5	37.5	50.0	12.5	25.0	100.0	0.0
10 - 49	0.0	25.0	25.0	50.0	0.0	25.0	100.0	0.0
50 - 89	**	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	2.3	8.2	37.1	52.4	25.6	18.6	94.3	1.1
10 - 49	0.0	5.7	36.9	57.5	20.0	2.8	94.3	0.0
50 - 89	4.7	9.7	43.0	42.6	23.7	18.9	90.5	0.0
90 or more	3.4	10.2	33.2	53.2	33.3	36.6	96.7	3.3
Other BC	0.0	27.9	48.8	23.3	14.0	16.3	100.0	2.3
10 - 49	0.0	14.3	57.1	28.6	14.3	10.7	100.0	3.6
50 - 89	**	**	**	**	**	**	**	**
90 or more	0.0	44.4	33.3	22.2	0.0	44.4	100.0	0.0
British Columbia	**0.6**	**12.2**	**39.0**	**48.1**	**30.3**	**22.2**	**95.9**	**3.2**
10 - 49	0.0	12.8	36.8	50.4	18.4	9.6	94.4	0.8
50 - 89	1.3	10.4	49.3	39.0	28.5	15.6	92.2	2.6
90 or more	0.7	12.8	35.4	51.1	41.7	36.8	99.3	5.6

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size British Columbia

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	42.4	4.5	22.0	32.6	59.1	75.8
10 - 49	23.3	0.0	13.3	10.0	23.3	36.7
50 - 89	34.4	0.0	12.5	21.9	53.1	75.0
90 or more	54.3	8.6	30.0	47.1	77.1	92.9
Fraser East	47.8	4.3	13.0	21.7	43.5	65.2
10 - 49	25.0	0.0	25.0	12.5	25.0	25.0
50 - 89	60.0	0.0	0.0	0.0	40.0	60.0
90 or more	60.0	10.0	10.0	40.0	60.0	100.0
Fraser North	32.1	7.1	17.9	32.1	64.3	78.6
10 - 49	20.0	0.0	0.0	20.0	40.0	60.0
50 - 89	12.5	0.0	0.0	37.5	62.5	75.0
90 or more	46.7	13.3	33.3	33.3	73.3	86.7
Fraser South	46.2	5.1	20.5	41.0	69.2	84.6
10 - 49	44.4	0.0	11.1	11.1	33.3	55.6
50 - 89	66.7	0.0	16.7	33.3	66.7	100.0
90 or more	41.7	8.3	25.0	54.2	83.3	91.7
Vancouver Coastal	42.9	2.4	31.0	31.0	54.8	71.4
10 - 49	0.0	0.0	12.5	0.0	0.0	12.5
50 - 89	23.1	0.0	23.1	15.4	46.2	69.2
90 or more	71.4	4.8	42.9	52.4	81.0	95.2
Vancouver Island/ Central Coast	42.8	2.5	17.2	24.6	51.3	88.9
10 - 49	15.8	0.0	12.4	6.3	15.5	80.8
50 - 89	44.8	0.0	5.5	22.5	61.3	94.5
90 or more	68.6	6.3	28.5	43.9	81.4	93.7
Metro Victoria & Gulf Islands	51.1	2.4	21.0	28.2	55.8	85.8
10 - 49	26.7	0.0	0.0	**	13.0	66.1
50 - 89	46.0	0.0	8.9	**	63.8	100.0
90 or more	75.9	**	47.3	53.0	88.3	94.0
Central Vancouver Island	35.5	3.2	9.7	19.4	48.4	90.3
10 - 49	7.7	0.0	15.4	7.7	15.4	92.3
50 - 89	50.0	0.0	0.0	33.3	66.7	83.3
90 or more	58.3	8.3	8.3	25.0	75.0	91.7
Courtenay/ North Island/ Central Coast	25.0	0.0	25.0	25.0	37.5	100.0
10 - 49	0.0	0.0	50.0	0.0	25.0	100.0
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	42.0	4.7	16.3	23.3	47.7	68.6
10 - 49	25.7	0.0	8.6	2.8	20.0	57.2
50 - 89	38.4	9.7	19.1	28.6	47.5	76.3
90 or more	63.4	6.8	23.3	43.3	79.8	76.5
Other BC	39.5	0.0	16.3	7.0	44.2	44.2
10 - 49	17.9	0.0	0.0	0.0	25.0	50.0
50 - 89	**	**	**	**	**	**
90 or more	66.7	0.0	44.4	22.2	66.7	44.4
British Columbia	**42.0**	**3.5**	**18.7**	**25.1**	**52.5**	**73.2**
10 - 49	20.8	0.0	8.8	4.8	20.7	56.8
50 - 89	43.0	2.6	15.6	23.5	57.2	75.4
90 or more	60.3	7.1	29.1	44.0	78.0	86.5

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent ($) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2,205	3,122	4,146	3,051
Fraser East	1,793	2,326	3,016	2,354
Abbotsford/Mission	**	2,332	3,152	2,448
Chilliwack/Hope/Agassiz	1,695	2,316	2,870	2,241
Fraser North	1,813	2,707	3,844	2,573
Burnaby	1,722	2,530	**	2,328
Coq/PtCoq/PtMoody	1,362	2,904	4,116	2,660
Maple Ridge/Pitt Meadows	**	2,515	3,435	2,551
New Westminster	**	**	**	**
Fraser South	2,158	3,083	3,904	3,011
Langley	2,098	2,804	3,472	2,815
Surrey/Delta	2,061	3,121	3,963	2,839
White Rock/S. Surrey	2,551	3,351	4,403	3,390
Vancouver Coastal	2,834	4,072	5,603	3,975
Vancouver	2,582	4,434	6,359	3,987
Richmond	**	**	**	2,968
North/West Vancouver	**	4,476	5,748	4,863
Coastal Vancouver	**	**	**	**
Vancouver Island/ Central Coast	**1,999**	**3,040**	**3,937**	**2,964**
Metro Victoria & Gulf Islands	2,149	3,230	4,285	3,172
Saanich, Penninsula & Gulf Islands	2,526	3,416	4,395	3,432
Victoria / Esq. /Oak Bay / V. Royal	1,937	3,225	4,372	3,074
West Shore	**	**	**	**
Central Vancouver Island	1,681	2,717	3,402	2,591
Duncan/Cowichan	1,545	2,554	**	2,246
Parksville/Qualicum	**	**	**	**
Port Alberni	**	**	**	**
Nanaimo	1,708	2,699	3,545	2,650
Courtenay/ North Island/ Central Coast	2,383	**	**	2,933
Okanagan/ Thompson/ Shuswap	**1,768**	**2,363**	**3,154**	**2,348**
Central Okanagan	1,791	2,376	3,648	2,440
North Okanagan	1,598	2,476	3,086	2,185
South Okanagan	1,750	2,084	2,910	2,148
Thompson/ Shuswap	1,947	2,550	2,829	2,460
Other BC	1,636	2,143	2,623	2,131
British Columbia	**2,020**	**2,876**	**3,726**	**2,811**

[1] Nationally these are referred to as Standard Spaces.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

01 Average Rent ($) of Independent Living Spaces[1] by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or later	Total
Lower Mainland	3,011	2,541	3,185	3,051
Bachelor	2,049	1,878	2,442	2,205
One Bedroom	3,638	2,623	3,137	3,122
Two Bedroom	4,990	3,568	4,117	4,146
Vancouver Island/ Central Coast	2,873	2,941	3,018	2,964
Bachelor	1,720	2,269	2,078	1,999
One Bedroom	3,170	3,025	2,995	3,040
Two Bedroom	4,332	3,632	3,960	3,937
Okanagan/ Thompson/ Shuswap	1,707	2,385	2,443	2,348
Bachelor	1,319	1,885	1,893	1,768
One Bedroom	1,943	2,361	2,418	2,363
Two Bedroom	**	3,113	3,197	3,154
Other BC	**	**	2,146	2,131
Bachelor	**	**	1,666	1,636
One Bedroom	**	**	2,143	2,143
Two Bedroom	**	**	2,623	2,623
British Columbia	2,762	2,613	2,880	2,811
Bachelor	1,838	2,000	2,155	2,020
One Bedroom	3,223	2,668	2,856	2,876
Two Bedroom	4,395	3,407	3,717	3,726

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O2 Universe, Vacancy Rates (%) and Average Rents ($) for Non-Urban Centres less than 50,000 population British Columbia

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces[1]	. . . . .	. . . . .	. . . . .	. . . . .	2,519
Other	. . . . .	. . . . .	. . . . .	. . . . .	3,226
Total	368	1,432	2,039	1,906	5,745
Universe of Spaces					
Bachelor	. . . . .	. . . . .	. . . . .	. . . . .	2,770
One-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	2,615
Two-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	360
Total	368	1,432	2,039	1,906	5,745
Total Vacancy Rate					
Bachelor	. . . . .	. . . . .	. . . . .	. . . . .	3.2
One-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	8.9
Two-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	5.6
Total	12.5	1.3	11.0	2.8	6.0
Independent Living[1] Vacancy Rate					
Bachelor	. . . . .	. . . . .	. . . . .	. . . . .	11.2
One-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	13.4
Two-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	5.9
Total	39.2	3.4	16.4	6.0	11.9
Independent Living[1] Spaces Rent					
Bachelor	. . . . .	. . . . .	. . . . .	. . . . .	1,643
One-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	2,224
Two-Bedroom	. . . . .	. . . . .	. . . . .	. . . . .	2,831
Total	2,248	2,457	2,151	2,070	2,181

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.1 Universe of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	18,286	7,011	963	26,260
Fraser East	1,904	1,114	228	3,246
Fraser North	3,936	1,636	151	5,723
Fraser South	4,733	2,154	322	7,209
Vancouver Coastal	7,713	2,107	262	10,082
Vancouver Island/ Central Coast	7,363	3,556	534	11,453
Metro Victoria & Gulf Islands	3,874	2,091	322	6,287
Central Vancouver Island	2,497	1,175	155	3,827
Courtenay / North Island / Central Coast	992	290	57	1,339
Okanagan/ Thompson/ Shuswap	5,373	3,134	636	9,143
Central Okanagan	1,682	1,274	202	3,158
North Okanagan	882	375	106	1,363
South Okanagan	1,282	701	118	2,101
Thompson/ Shuswap	1,527	784	210	2,521
Other BC	2,873	943	152	3,968
British Columbia	**33,895**	**14,644**	**2,285**	**50,824**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.2 Vacancy Rates (%) of Total Spaces[1] by Unit Type British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom	Total
Lower Mainland	2.1	9.8	11.5	4.5
Fraser East	1.2	8.3	12.3	4.4
Fraser North	2.7	9.3	5.3	4.6
Fraser South	3.6	11.1	11.5	6.2
Vancouver Coastal	1.1	9.5	14.5	3.2
Vancouver Island/ Central Coast	2.7	7.1	5.8	4.2
Metro Victoria & Gulf Islands	3.4	7.5	5.3	4.9
Central Vancouver Island	2.1	6.5	7.1	3.6
Courtenay/ North Island/ Central Coa	1.5	6.9	5.3	2.8
Okanagan/ Thompson/ Shuswap	3.5	9.2	10.5	5.9
Central Okanagan	2.5	5.8	9.9	4.3
North Okanagan	2.5	2.1	0.9	2.3
South Okanagan	3.1	13.4	6.8	6.8
Thompson/ Shuswap	5.5	14.4	18.1	9.3
Other BC	1.2	4.9	1.3	2.1
British Columbia	**2.4**	**8.7**	**9.2**	**4.5**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.3 Universe of Total Spaces[1] by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	37	1,037	79	5,848	124	19,375	100
Fraser East	12	331	13	992	10	1,923	76
Fraser North	5	156	17	1,189	28	4,378	111
Fraser South	10	214	17	1,358	36	5,637	116
Vancouver Coastal	10	336	32	2,309	50	7,437	102
Vancouver Island/ Central Coast	60	1,248	40	2,776	48	7,429	62
Metro Victoria & Gulf Islands	25	628	22	1,494	27	4,165	68
Central Vancouver Island	24	450	13	912	15	2,465	58
Courtenay/ North Island/ Central Coast	11	170	5	370	6	799	47
Okanagan/ Thompson/ Shuswap	47	925	42	3,074	36	5,144	66
Central Okanagan	10	125	7	482	17	2,551	96
North Okanagan	9	195	7	574	5	594	75
South Okanagan	10	214	12	847	7	1,040	64
Thompson/ Shuswap	18	391	16	1,171	7	959	62
Other BC	43	911	21	1,517	11	1,540	36
British Columbia	**187**	**4,121**	**182**	**13,215**	**219**	**33,488**	**75**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.4 Vacancy Rate (%) and Universe of Total Spaces[1] by Date Residence Opened British Columbia

Centre	Before 2001		2001 or later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	3.5	14,912	5.8	11,348	4.5	26,260
Fraser East	2.2	2,008	7.8	1,238	4.4	3,246
Fraser North	4.1	3,398	5.4	2,325	4.6	5,723
Fraser South	8.9	2,915	4.4	4,294	6.2	7,209
Vancouver Coastal	1.3	6,591	6.9	3,491	3.2	10,082
Vancouver Island/ Central Coast	4.3	6,171	4.1	5,282	4.2	11,453
Metro Victoria & Gulf Islands	4.4	4,097	5.7	2,190	4.9	6,287
Central Vancouver Island	5.5	1,448	2.5	2,379	3.6	3,827
Courtenay/ North Island/ Central Coast	0.6	626	4.8	713	2.8	1,339
Okanagan/ Thompson/ Shuswap	3.3	4,221	8.2	4,922	5.9	9,143
Central Okanagan	5.4	2,006	2.3	1,152	4.3	3,158
North Okanagan	1.4	831	3.6	532	2.3	1,363
South Okanagan	2.4	746	9.2	1,355	6.8	2,101
Thompson/ Shuswap	0.3	638	12.4	1,883	9.3	2,521
Other BC	1.3	1,294	2.5	2,674	2.1	3,968
British Columbia	**3.6**	**26,598**	**5.5**	**24,226**	**4.5**	**50,824**

[1]Information above includes all heavy care units - both those heavy care units located within seniors' complexes with independent living suites and also those located in residences which offer heavy care to 100% of units (such as nursing homes, long term care homes, extended care homes and multi-level care homes)

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

04 Assisted Living[1] Unit Counts by Unit Type British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Liv'ng[1]
Lower Mainland	Non-Profit	1,504	450	1,954
	Profit	721	681	1,402
Fraser East	Non-Profit	184	34	218
	Profit	129	135	264
Fraser North	Non-Profit	296	21	317
	Profit	150	137	287
Fraser South	Non-Profit	331	196	527
	Profit	297	202	499
Vancouver Coastal	Non-Profit	693	199	892
	Profit	145	207	352
Vancouver Island/ Central Coast	Non-Profit	762	90	852
	Profit	325	556	881
Metro Victoria & Gulf Islands	Non-Profit	385	**	429
	Profit	**	219	352
Central Vancouver Island	Non-Profit	225	46	271
	Profit	166	229	395
Courtenay/ North Island/ Central Coa	Non-Profit	152	**	152
	Profit	26	108	134
Okanagan/ Thompson/ Shuswap	Non-Profit	487	3	490
	Profit	242	646	888
Central Okanagan	Non-Profit	**	**	**
	Profit	**	72	120
North Okanagan	Non-Profit	38	2	40
	Profit	67	16	83
South Okanagan	Non-Profit	95	1	96
	Profit	84	156	240
Thompson/ Shuswap	Non-Profit	175	**	175
	Profit	43	402	445
Other BC	Non-Profit	290	7	297
	Profit	204	133	337
British Columbia	**Non-Profit**	**3,043**	**550**	**3,593**
	Profit	**1,492**	**2,016**	**3,508**

[1] Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

05 Number of Residents, Number of Residents Living Alone and Number of Residents Needing Heavy Care

British Columbia

Centre	2013	2014
Lower Mainland		
Total number of residents	12,803	13,635
Number of residents living alone	11,451	12,107
Total number of couples	676	764
Number of residents needing heavy care	3,329	3,352
Average age of residents	83	83
Total of all residents in heavy care units[1]	15,266	15,558
Vancouver Island/ Central Coast		
Total number of residents	7,024	7,182
Number of residents living alone	6,267	6,267
Total number of couples	379	457
Number of residents needing heavy care	1,888	1,877
Average age of residents	82	82
Total of all residents in heavy care units[1]	5,989	6,120
Okanagan/ Thompson/ Shuswap		
Total number of residents	5,793	6,188
Number of residents living alone	5,141	5,277
Total number of couples	326	456
Number of residents needing heavy care	1,235	1,220
Average age of residents	82	82
Total of all residents in heavy care units[1]	3,948	4,086
Other BC		
Total number of residents	2,097	2,232
Number of residents living alone	2,023	2,126
Total number of couples	37	53
Number of residents needing heavy care	612	655
Average age of residents	79	81
Total of all residents in heavy care units[1]	2,301	2,361
British Columbia		
Total number of residents	27,717	29,237
Number of residents living alone	24,882	25,777
Total number of couples	1,418	1,730
Number of residents needing heavy care	7,064	7,104
Average age of residents	82	82
Total of all residents in heavy care units[1]	27,504	28,125

[1] Includes residents in Seniors Housing with heavy care units, plus residents in 100% heavy care facilities such as extended care, multi-level care.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized;
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2012 to be included in the 2013 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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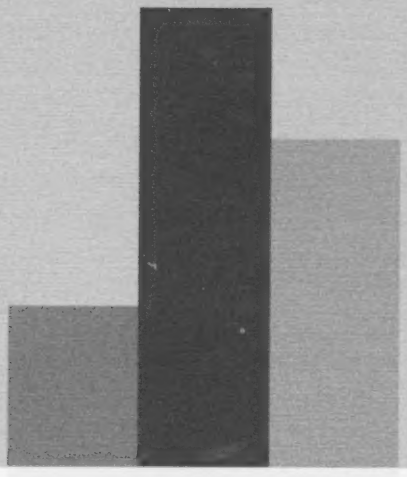

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